048.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	917,900 / 917,900
					USE VALUE:	917,900 / 917,900
					ASSESSED:	917,900 / 917,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMMONS ROBERT F/ETAL
Owner 2:	MARTIN MARILYN A
Owner 3:	
Street 1:	35 GLENBURN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SIMMONS ROBERT F/ETAL -
Owner 2:	MARTIN MARILYN A -
Street 1:	12 MAYNARD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2324 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	481,900	4,000	432,000	917,900
Total Card	0.092	481,900	4,000	432,000	917,900
Total Parcel	0.092	481,900	4,000	432,000	917,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.97 | /Parcel: 394.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34073

GIS Ref

GIS Ref

Insp Date 11/10/18

!4066!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	481,900	4000	4,000.	432,000	917,900		Year end	12/23/2021
2021	104	FV	459,800	4000	4,000.	432,000	895,800		Year End Roll	12/10/2020
2020	104	FV	460,000	4000	4,000.	432,000	896,000	896,000	Year End Roll	12/18/2019
2019	104	FV	356,500	4000	4,000.	459,000	819,500	819,500	Year End Roll	1/3/2019
2018	104	FV	356,500	4000	4,000.	334,800	695,300	695,300	Year End Roll	12/20/2017
2017	104	FV	334,200	4000	4,000.	291,600	629,800	629,800	Year End Roll	1/3/2017
2016	104	FV	334,200	4000	4,000.	248,400	586,600	586,600	Year End	1/4/2016
2015	104	FV	297,500	4000	4,000.	243,000	544,500	544,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:59:47

LAST REV

Date	Time
04/25/19	14:55:35

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4066

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAREY ROBERT D	1144-32		7/31/1995		188,000	No	No		

USER DEFINED

Prior Id # 1:	34073
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Measured	197	PATRIOT
3/3/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10180724
Const Adj.:	0.98000199
Adj $ / SQ:	194.359
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654689
Depreciation:	172838
Depreciated Total:	481851

COMMENTS

NO GAR DOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

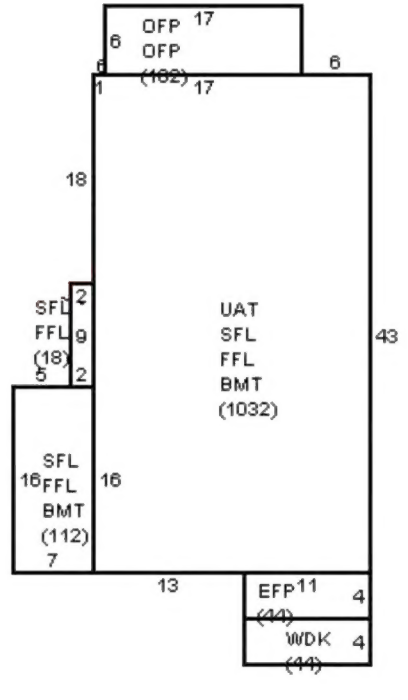
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.36
Special Features:	0	Val/Su Net:	119.94
Final Total:	481900	Val/Su SzAd	207.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,162	194.360	225,845
SFL	Second Floor	1,162	194.360	225,845
BMT	Basement	1,144	58.310	66,704
UAT	Upper Attic	258	77.740	20,058
OFP	Open Porch	204	24.100	4,916
EFP	Enclos Porch	44	71.150	3,131
WDK	Deck	44	15.680	690
	Net Sketched Area:	4,018	Total:	547,189

Size Ad	2324	Gross Area	4792	FinArea	2324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	FR	1923	21.93	T	50	104			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000

IMAGE

AssessPro Patriot Properties, Inc